



Arlington Historic District Commissions

Application for Certificate

(Read attached instructions
before completing form)

For Commission Use Only:

Date Rec: _____

Hearing Date: _____

Certificate #: _____

Monitor: _____

Certificate Requested:

- ☐ **Appropriateness** – for work described herein
- ☐ Minor project ☐ Major Project ☐ Demolition
- ☐ **Non-Applicability** – for the following reason(s):
- ☐ Not subject to public view
- ☐ Maintenance, repair, or replacement using same design and materials
- ☐ Proposed change specifically excluded from review under Bylaw
- ☐ Other: _____
- ☐ **Hardship** – financial or otherwise and does not conflict substantially with the intent and purposes of the Bylaw

General Information:

Property Address 60 Pleasant Street District Pleasant

Owner(s) SEAN WILDER TRUSTEE, BRETT WOOD ON PLEASANT CONDO TRUST Email: SEAN.WILDER@ME.COM

Owner's Phone (h) _____ (w) 617 982-0222 (fax) _____

Owner's Address 60 Pleasant Street, Unit 612 Arlington, MA

Applicant (if not Owner) _____

Applicant's Phone (h) _____ (w) _____ (fax) _____

Applicant's Address _____

Applicant's Relationship to Owner _____

Contractor THOMAS WALCZAK, ROOF MANAGEMENT CONSULTANTS Phone 774.847.9656

Architect _____ Phone _____

Dates of Anticipated Work: Start 10/15/2020 Completion 03/15/2021

Description of Proposed Work: (attach additional pages as necessary) Please include a description of how the proposed work (if a change or addition) is historically and architecturally compatible with the building and the District as a whole.

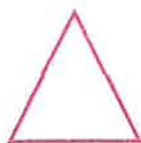
REMOVE BALCONIES ON SOUTH AND EAST SIDES OF BUILDING. REPLACE WITH
PRE-FABRICATED ALUMINUM DECK STRUCTURES IN SAME COLOR AS EXISTING ALUMINUM
WINDOWS AND SLIDING GLASS DOORS.

Required Documentation Acknowledgement: (see attached instructions)

I acknowledge that I am required to provide supporting documentation, including the attached "Supporting Documents Checklist", by the deadlines indicated in the instructions. I understand that if such documents are not provided in a timely manner, this application will be considered to be incomplete and Commission action may be delayed.

I have read the attached instructions and, to the best of my knowledge, the information contained in this application is accurate and complete. I also give permission for members of the AHDC to access the property for the purpose of reviewing this application and work done under any certificate issued to me.

Owners Signature(s): [Signature] Date: 9.10.21



Roof Management Consultants, Inc.

Memo

To: Arlington Historic District Application – Supporting Documents

From: Thomas Walczak

Date: 9/25/2020

Re: Current State of Existing Structure

Ms. Carol Greely:

For Demolition: The existing decks have a hollow core plank concrete deck. On top of that is a 1.5" topping slab, and then a waterproofing membrane. On top of the decks are railings and a privacy wall separating the two units.

The waterproofing has failed and the topping slab has cracked and chunks of the concrete have fallen from the decks making this a very dangerous situation. The cracking of the slab has also allowed water to get to the hollow core plank decking. This has caused irreparable damage to the hollow core plank decking. Thus we had to look into a means to supply decks to the tenants since the existing could not be used.

This condition has forced the Owner to go to a deck replacement program. The Owner is looking to contract with Wahoo Complete Pre-fabricated Deck, Balcony and Railing System. The color of the railings and other deck components will be as close in color as possible as the existing.

Historic Significance of Structure.

I do not know of any historic significance of this structure.

Site Documentation:

I have attached photos of the typical existing conditions

Manufacturers' Literature

I have attached some documentation from deck manufacturer.

Sincerely,

Thomas W. Walczak

President

Roof Management Consultants, Inc.

29 Franklin Street, Suite 2, Wrentham, MA 02093

Ph: (774) 847-9656 - Fax: (774) 847-9152

tomwalczak@roofmgmtconsultants.com



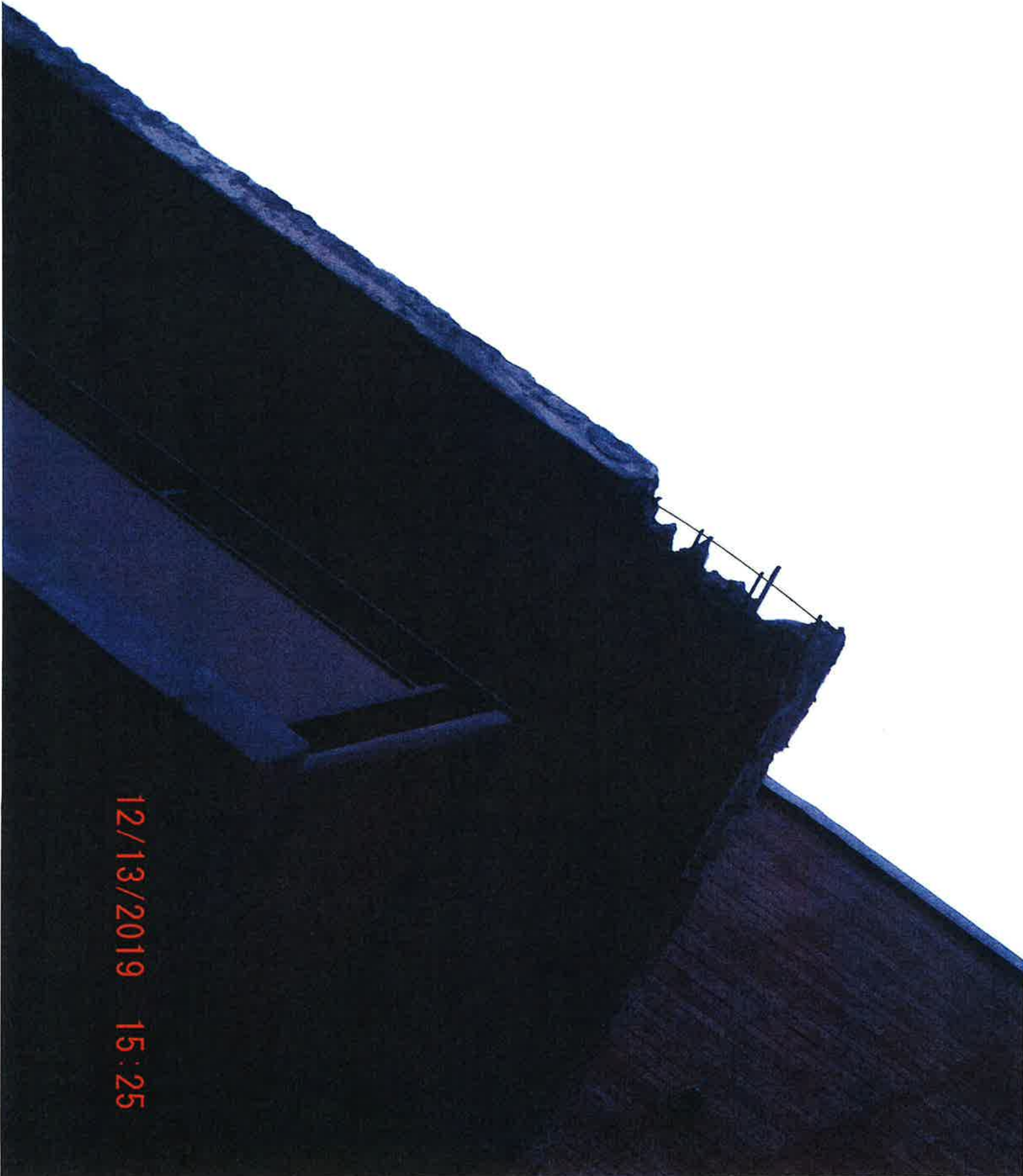




10/17/2018

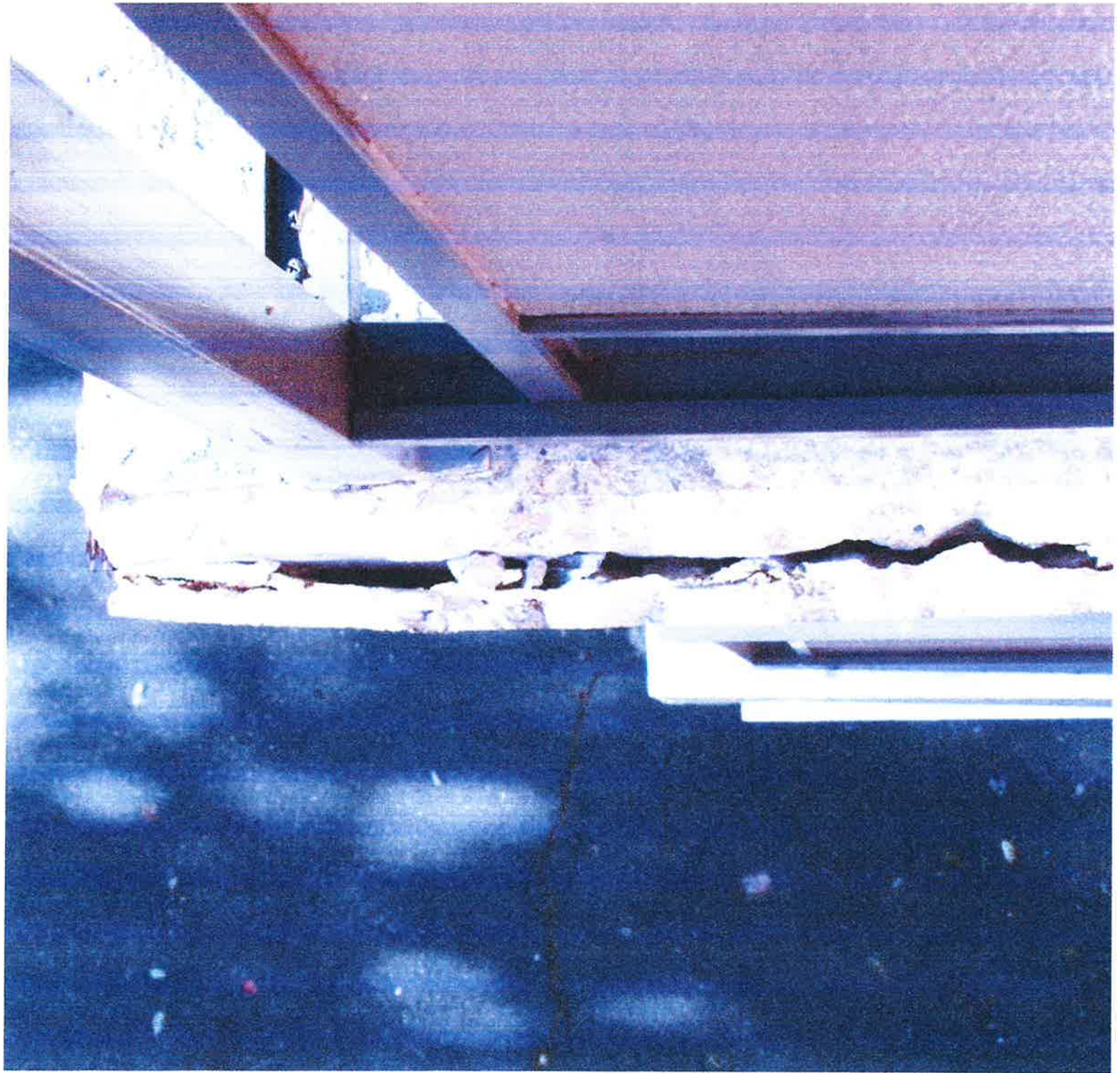


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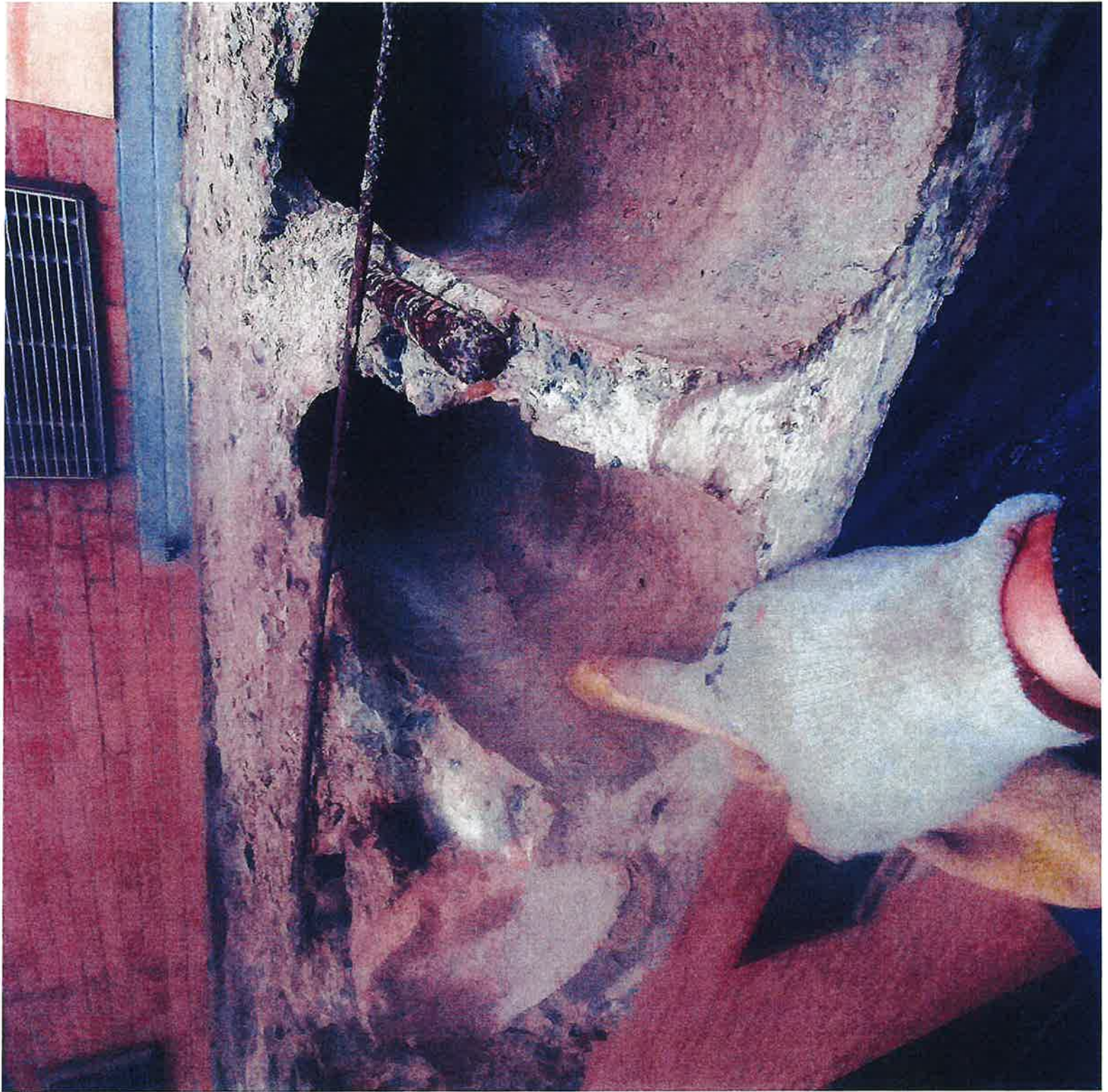




10/17/2018









wahoo

COMPLETE

pre-fabricated balcony system

pre-fabricated deck, balcony, & railing system

Pre-fabricated Aluminum Deck And
Balcony System

Powder-Coated Aluminum

Multiple Deck Surface Options Available
With Or Without Waterproofing

Limited Lifetime Warranty

Will Never Warp, Crack, Or Fade

Balconies Are Custom-designed And
Fabricated To Fit Each Project.

THE YARD
BOYD JONES CONSTRUCTION
OMAHA, NEBRASKA





203 Chesterra Dr
Dahlonega, GA 30533
TOLL-FREE: 877-270-9387
FAX: 678-343-2916
www.wahoodecks.com

COLOR OPTIONS

DESCRIPTION	Artisan Clay	Granite	Sandstone	Galvanized	Antique Bronze	White	Mocha
BALCONY FRAME							
DECK BOARDS							
RAILING							
BALCONY HANG BRACKET							
HANG ROD							

DECKING COLORS



Artisan Clay

Granite

Sandstone

Antique Bronze

White

Mocha

RAILING COLORS





203 Chestern Dr.
Dahlonega, GA
30533

Toll Free:
877-270-9387
Fax:
678-343-2916

www.wahoodecks.com

5' X 10' BALCONY (TYPICAL)

WAHOO DECKS

Job Name:

Description:

THIS INFORMATION CONTAINS
TRADE SECRETS AND IS THE PROPERTY OF WAHOO DECKS.
IT IS TO BE KEPT IN STRICTLY CONFIDENTIAL AND NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
WAHOO DECKS, IS PROHIBITED.

Drawn By:

MIKE

Date:

0.0.0

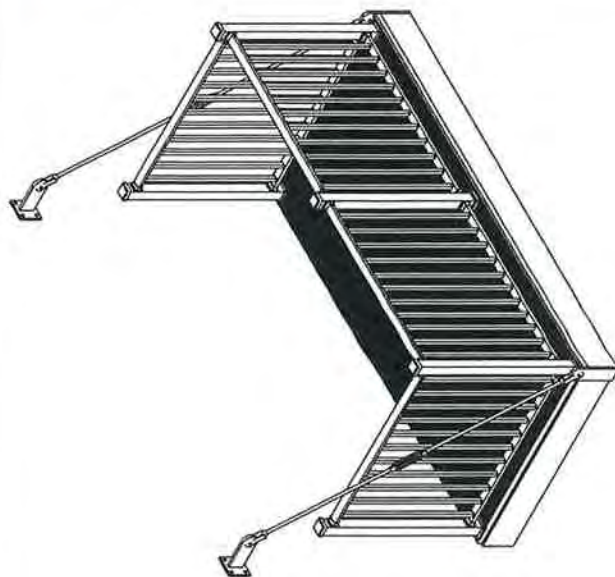
Revisions:

Scale: 1/2"=1'-0"

Sheet

E.1

6 OF 8

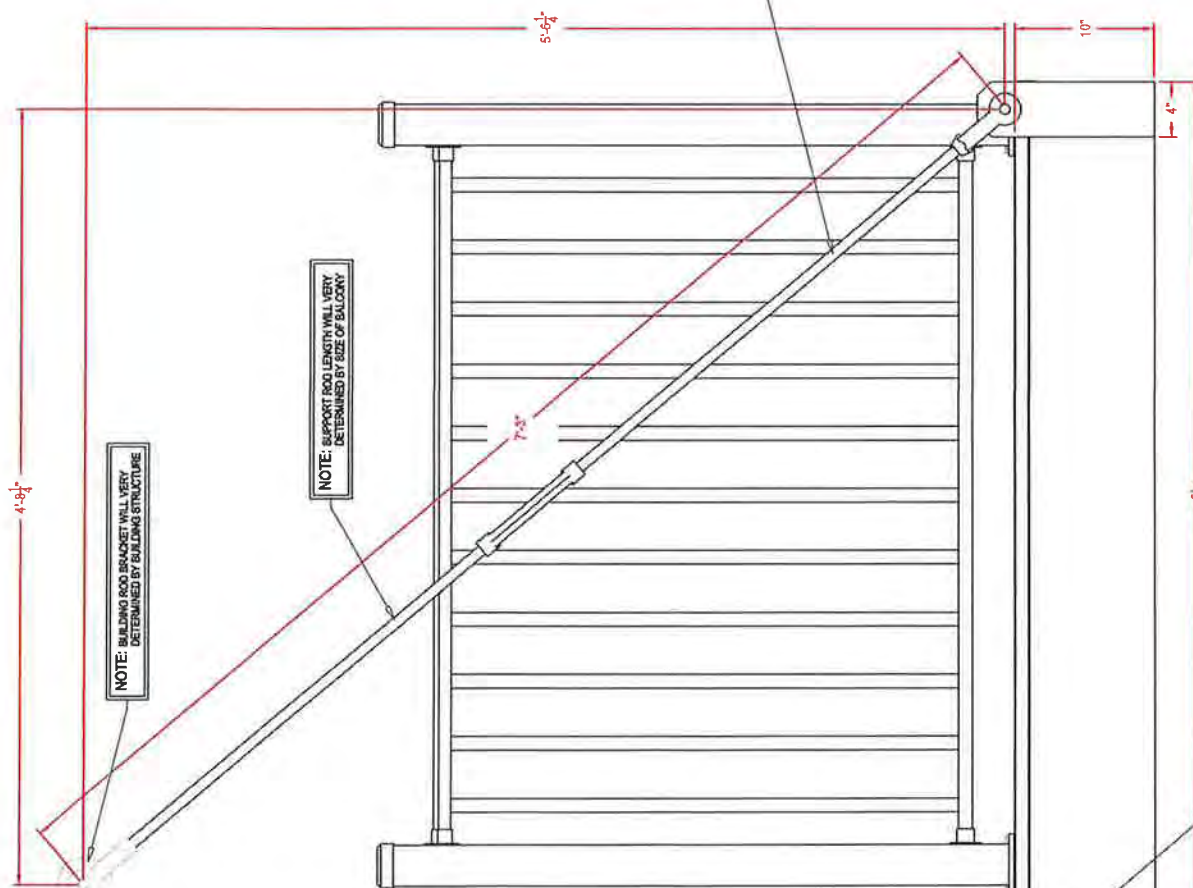


ISOMETRIC VIEW - BALCONY SUPPORT ROD

SCALE: 1/2"=1'-0"

PER CONNECTION (2 CONNECTIONS PER BALCONY)

- (1) 1/2" RH GALVANIZED ALL-THREAD, 8'-0" LONG WITH
- (1) 1/2" RH GALVANIZED CLEVIS
- (1) 1/2" LH GALVANIZED ALL-THREAD, 8'-0" LONG
- (1) 1/2" LH GALVANIZED CLEVIS
- (1) 1/2" GALVANIZED TURNBUCKLE
- (2) 3/4" GALVANIZED RH NUT
- (2) 1" GALVANIZED LH NUT
- (2) 1" GALVANIZED PIN



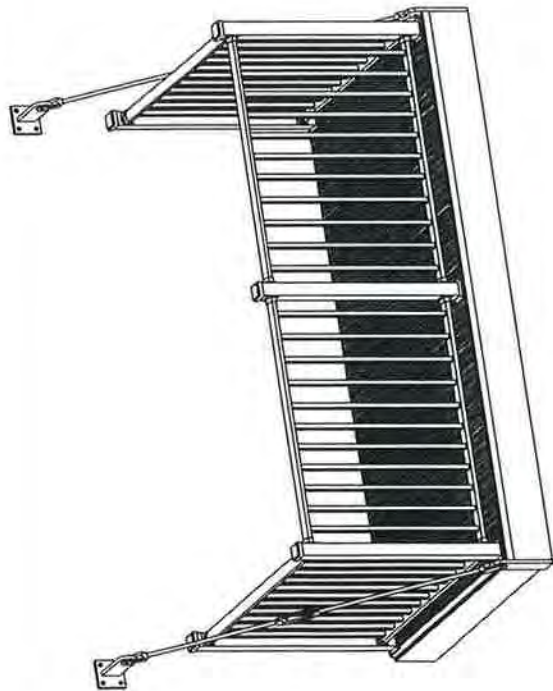
NOTES:

- (1) ALL ALUMINUM 6061-T6, WITH EXCEPTION OF DRY JOIST AND AFRIDEX WHICH IS 6065-T5.
- (2) ALL WELDS CONFORM TO AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE FOR ALUMINUM.
- (3) ALL NON-SELF DRILLING FASTENERS ARE 300-SERIES STAINLESS STEEL.
- (4) DECKING TO BE FASTENED WITH 400-SERIES STAINLESS STEEL HARDENED FASTENERS
- (5) LIVE LOAD = 60.0 PSF, UNLESS OTHERWISE SPECIFIED.

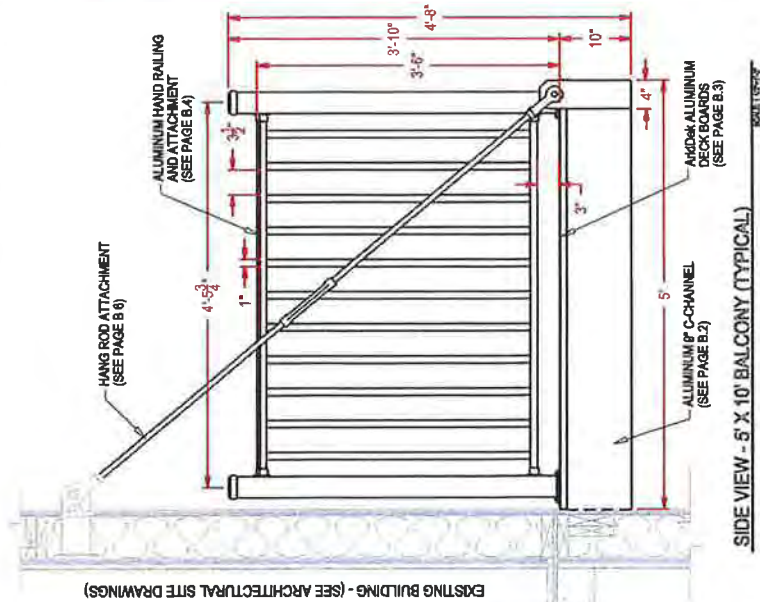
SIDE VIEW - BALCONY SUPPORT ROD

SCALE: 1/2"=1'-0"

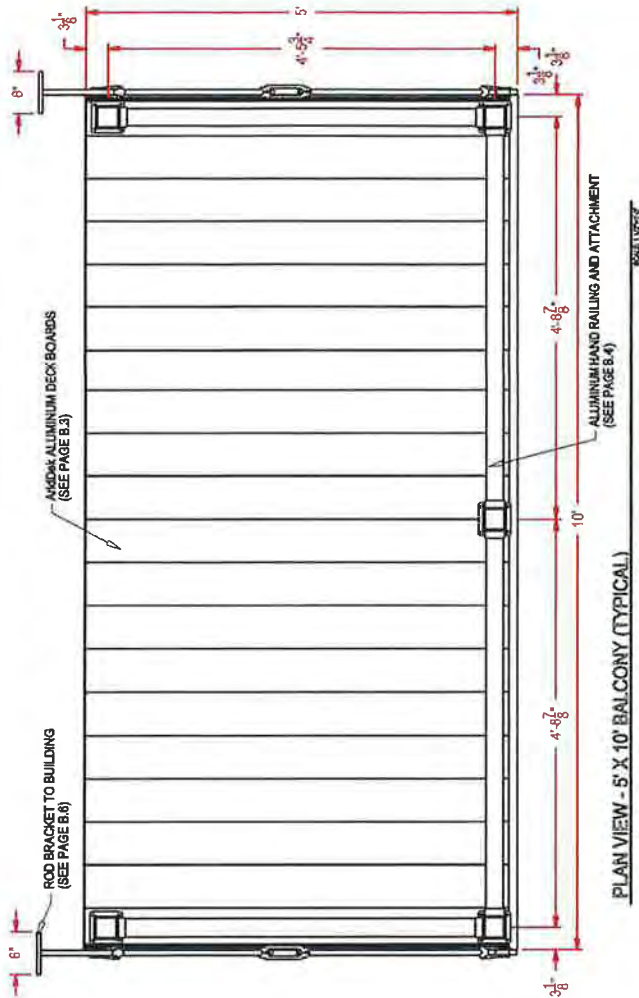
EXISTING BUILDING - (SEE ARCHITECTURAL SITE DRAWINGS)



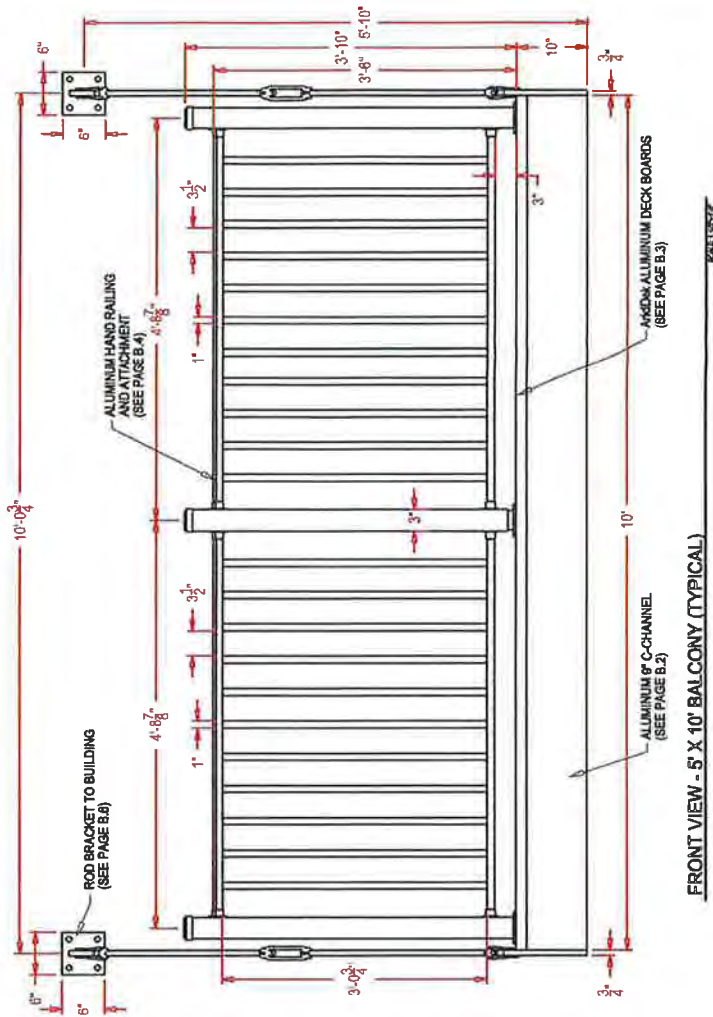
ISOMETRIC VIEW - 5' X 10' BALCONY (TYPICAL)



SIDE VIEW - 5' X 10' BALCONY (TYPICAL)



PLAN VIEW - 5' X 10' BALCONY (TYPICAL)



FRONT VIEW - 5' X 10' BALCONY (TYPICAL)

EXISTING BUILDING - (SEE ARCHITECTURAL SITE DRAWINGS)



AHDCJ 60 Pleasant - Balconies - Historic App

messages

: **Eric Valentino** <ericvalentino@sixcapllc.com>

o: Carol Greeley <carol.greeley@gmail.com>

c: Sean Wilder <seanwilder@sixcapllc.com>, Tom Walczak <TomWalczak@roofmgtconsultants.com>

Thu, Sep 10, 2020 at 11:38 AM

Hello Carol,

Nice to speak to you this morning. Thank you for the information. Please find attached the application for the proposed balcony project.

I will work on gathering the info for the supporting documentation checklist. Please let me know as soon as you would like us to submit that info to you.

Feel free to call or email with any questions.

Regards,

Eric

ERIC VALENTINO+1.617.987.4424 | ERICVALENTINO@SIXCAPLLC.COM

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SIXCAPLLC.COM

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2 attachments**PastedGraphic-1.tiff**
13K**60 Pleasant - Historic Application - Balconies.pdf**
808K

Got it Eric. Pleasure speaking with you as well. Will get you on the agenda for a ZOOM hearing on 10/8/2020 at 8pm. - Carol

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[Quoted text hidden]

19

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Carol Greeley, Executive Secretary
Arlington Historic District Commissions
(781) 316-3265
ahdc@town.arlington.ma.us
www.arlingtonhistoricdistrict.com

Carol Greeley <carol.greeley@gmail.com>
to: Eric Valentino <ericvalentino@sixcapllc.com>

Thu, Sep 10, 2020 at 12:27 PM

Eric,

Just a quick question - are all the balconies that are visible from a public way going to be replaced the same way? One concern is that everything look unified on the entire building I would guess. I know details will be in the forthcoming completed application, but just wanted to head off any potential issue - Carol

On Thu, Sep 10, 2020 at 11:38 AM Eric Valentino <ericvalentino@sixcapllc.com> wrote:

[Quoted text hidden]

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Senior Real Estate Specialist(SRES)®
Accredited Buyer's Representative (ABR)®
Level One Certified Military Home Specialist
Gibson Sotheby's International Realty
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 "Proudly Supporting the Arlington Community Since 1945"
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 Phone: (781) 354-4792 Cell (781) 645-0515 Direct Office
 Email: carol.greeley@gibsonsir.com
 Website: www.CarolGreeley.com

Eric Valentino <ericvalentino@sixcapllc.com>
 to: Carol Greeley <carol.greeley@gmail.com>

Thu, Sep 10, 2020 at 12:32 PM

Yes, the plan is to replace the entire left and rear side balconies. They will ALL be replaced with the new proposed decks so as to have continuity.

These exterior/perimeter balconies are the ones that have been deteriorating due to the elements over time. The interior balconies are not in disrepair, as they do not get nearly as much exposure to the elements from the seasons/weather.

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